

**ORDINANCE NO. 20060727-143**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7440 ED BLUESTEIN BOULEVARD FROM MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT, LIMITED OFFICE (LO) DISTRICT AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence medium density (MF-3) district, limited office (LO) district and neighborhood commercial (LR) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-06-0111, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Vintage Hills St. Dedication and Lot 39, Block E, Vintage Hills Section 7 Subdivision, a subdivision in the City of Austin, Travis County, Texas, being more particularly described in a deed recorded in Volume 11933, Page 981, of the Real Property Records of Travis County, Texas (the "Property"),

locally known as 7440 Ed Bluestein Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 7, 2006.

**PASSED AND APPROVED**

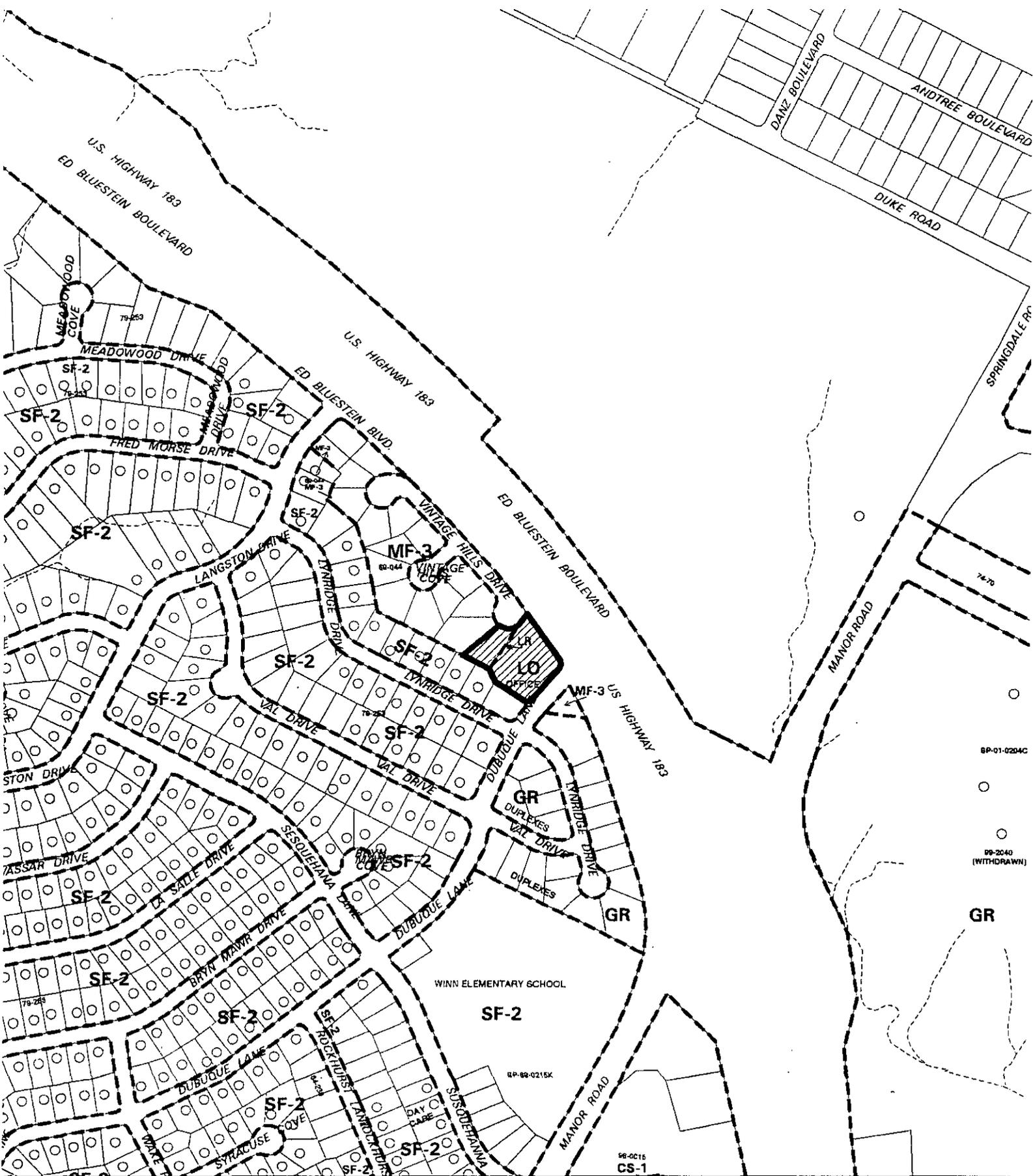
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July 27, 2006

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\_\_\_\_\_  
*Will Wynn*  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
*David Allan Smith*  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
*Shirley A. Gentry*  
Shirley A. Gentry  
City Clerk



 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT A</b>		CITY GRID REFERENCE NUMBER <b>N26</b>
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-06-0111	DATE: 06-05	
	CASE MGR: R.HEIL		ADDRESS: 7440 ED BLUESTEIN BLVD	INTLS: SM	
			SUBJECT AREA (acres): 1.036		